162.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,400 / 681,400
					USE VALUE:	681,400 / 681,400
					ASSESSED:	681,400 / 681,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINGSTON BRIAN & TAMSEN
Owner 2:	
Owner 3:	
Street 1:	60 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DENNIS BENJAMIN F & ANNETTE -
Owner 2:	-
Street 1:	60 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4350.000	296,000		385,400	681,400
Total Card	0.100	296,000		385,400	681,400
Total Parcel	0.100	296,000		385,400	681,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.82 /Parcel: 389.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107903

GIS Ref

GIS Ref

Insp Date 08/04/18

!12636!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,000	0	4,350.	385,400	681,400		Year end	12/23/2021
2021	101	FV	287,100	0	4,350.	385,400	672,500		Year End Roll	12/10/2020
2020	101	FV	287,100	0	4,350.	385,400	672,500	672,500	Year End Roll	12/18/2019
2019	101	FV	226,300	0	4,350.	385,400	611,700	611,700	Year End Roll	1/3/2019
2018	101	FV	226,300	0	4,350.	341,300	567,600	567,600	Year End Roll	12/20/2017
2017	101	FV	226,300	0	4,350.	286,300	512,600	512,600	Year End Roll	1/3/2017
2016	101	FV	226,300	0	4,350.	286,300	512,600	512,600	Year End	1/4/2016
2015	101	FV	213,500	0	4,350.	247,700	461,200	461,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:18:06

LAST REV

Date	Time
09/06/18	15:33:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12636

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENNIS BENJAMIN	64715-483		12/24/2014		625,000	No	No		Benjamin F Dennis d.o.d. 2/21/1978 bk 64715 p
	9620-464		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	107903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2011	1307	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	Sales Review	PT	Paul T
10/29/2008	Meas/Inspect	345	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/2/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4350		Sq. Ft.	Site		0	70.	1.27	8									385,351						385,400	

Total AC/HA:	0.09986	Total SF/SM:	4350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,351	Spl Credit		Total:	385,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25068641
Const Adj.:	0.98598063
Adj $ / SQ:	166.476
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429024
Depreciation:	132997
Depreciated Total:	296027

COMMENTS

OF=BMT SINK. FP IN BMT NONFUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

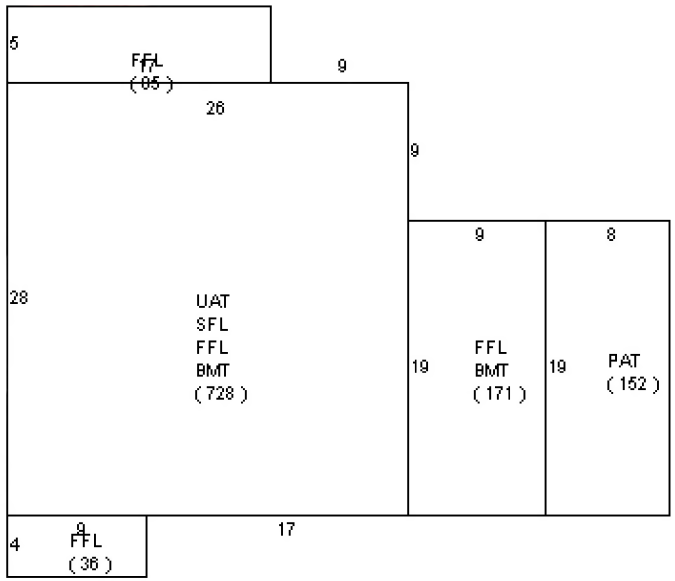
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.48
Special Features:	0	Val/Su Net:	99.30
Final Total:	296000	Val/Su SzAd	169.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	166.480	169,805
BMT	Basement	899	49.940	44,898
SFL	Second Floor	728	166.480	121,194
UAT	Upper Attic	182	66.590	12,119
PAT	Patio	152	4.650	707

Net Sketched Area:	2,981			Total:	348,723
Size Ad	1748	Gross Area	3527	FinArea	1748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

162.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	